

**GENERAL ORDINANCE No. 5082**  
**PHELPS GROVE URBAN CONSERVATION**  
**DISTRICT**  
**ADOPTED MAY 29, 2001**

**TABLE OF CONTENTS**

Section 1 - Legal Description.....	1
Section 2 - District Regulations.....	1
2A - Renting Sleeping Rooms and Serving Meals.....	1
2B - Accessory Apartments.....	2
2C - Solid Waste Containers.....	2
2D - Enforcement.....	3
Section 3.....	3
Summary of Ordinances.....	4

## **EXHIBIT 1**

**SECTION 1** - The following described property, is designated as Urban Conservation District Number 4, to be known as the Phelps Grove Urban Conservation District, which district shall be subject to the provisions set forth in Section 4-2300, Urban Conservation District, of the Land Development Code, and the regulations set forth herein; said district shall be shown on the District maps and is described as follows:

### **PHELPS GROVE URBAN CONSERVATION DISTRICT LEGAL DESCRIPTION**

Part of Section 25, Township 29 North, Range 22 West, in the City of Springfield, Greene County, Missouri described as follows:

All of Waverly Place Addition except Block A and Lots 8, 10, 11, 12, 13, 14, and 15 of Block B; All of Normal Park Addition except Block 1, and Lots 9 and 10 of Block 4; All of Roanoke Subdivision; All of Morningside Subdivision; All of Marlborough Subdivision; All of Amended Plat of Jefferson Place Subdivision; All of Blocks A, B, C, D, and E of Phelps Park Terraces; All of Plot A, all of Plot C, and all of Lots 9 through 14 and Lot 18 of Phelps Grove Park Subdivision; And all of Colonial Place Addition. AND ALSO, Beginning 562 feet South of the Northeast Corner of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 25, Township 29, Range 22; thence South 132 feet to the Northeast corner of Lot 1 in Block "D" of Waverly Place Addition, thence West 330 feet along the north line of said Block "D" to a point 23 feet west of the Northwest corner of Lot 10 of said Block "D", thence North 132 feet, thence East 330 feet to the point of beginning.

### **SECTION 2 - DISTRICT REGULATIONS**

Notwithstanding any other provision of the Springfield City Code to the contrary, the following regulations shall govern and control the use and development of land throughout Urban Conservation District No. 4, known as the Phelps Grove Urban Conservation District. Unless otherwise stated herein, the requirements of the applicable underlying zoning district, the Zoning Ordinance and any other provision of the Springfield City Code shall be applicable to all properties within the Phelps Grove Urban Conservation District.

#### **A. RENTING SLEEPING ROOMS AND SERVING MEALS.**

Renting sleeping rooms and serving meals to not more than two (2) persons not members of the family owning and occupying the dwelling unit, provided one (1) off street parking space is provided for each person, is a permitted home occupation.

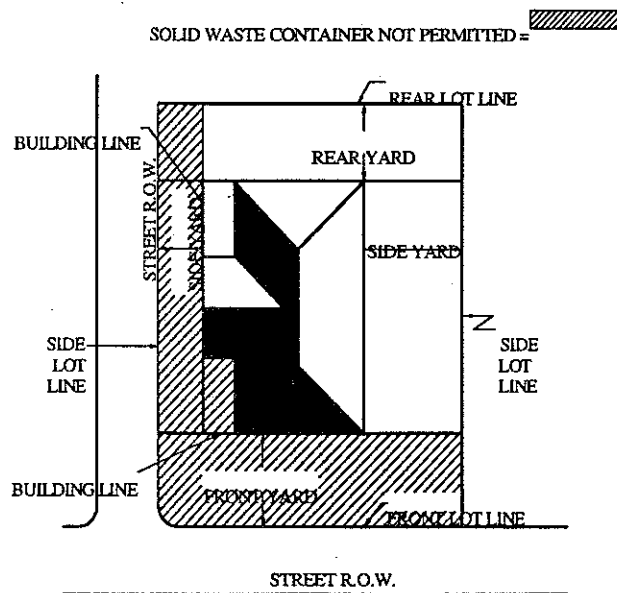
**B. ACCESSORY APARTMENTS.**

Accessory apartments are prohibited.

**C. SOLID WASTE CONTAINERS.**

1. Solid Waste Containers shall not be placed at the curb earlier than the evening preceding collection and shall be removed within twenty-four (24) hours after being placed at the curb. The person placing the Solid Waste Container and/or the owner of the property where the contents have been generated shall be responsible for any violation of this subsection.
2. Solid waste containers; unless placed at the curb for collection in accordance with Subsection 2.C.1; are prohibited from the front yard (Figure 1).
3. Solid waste containers; unless placed at the curb for collection in accordance with Subsection 2.C.1, or visually screened by a solid fence or wall, not less than the height of the solid waste container; are prohibited from the following additional portions of a lot or tract of land (Figure 1):
  - a. Any portion of a lot between the street and a side building line; and extending from the front yard to the rear lot line.
  - b. Any portion of a lot located between a front yard, a side yard adjacent to a street, and a recessed portion of a building facade.

**Figure 1**



**D. ENFORCEMENT.**

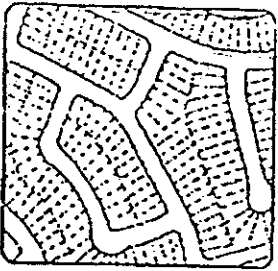
Responsibility. Any person who shall occupy a premises as lessee or licensed operator, shall be jointly and severally responsible for compliance with the provisions of this ordinance in the same manner as the owner.

**SECTION 3**

This ordinance shall be in full force and effect from and after passage.

## SUMMARY OF ORDINANCES

G.O.#	DATE	SUBJECT
4679	03/03/97	Created Urban Conservation District #4, the Phelps Grove Urban Conservation District
5082	05/29/01	Repealed G.O. #4679. Revised the Urban Conservation District to conform with city codes.



## Zoning & Subdivision Report

Planning & Development - 417/864-1611

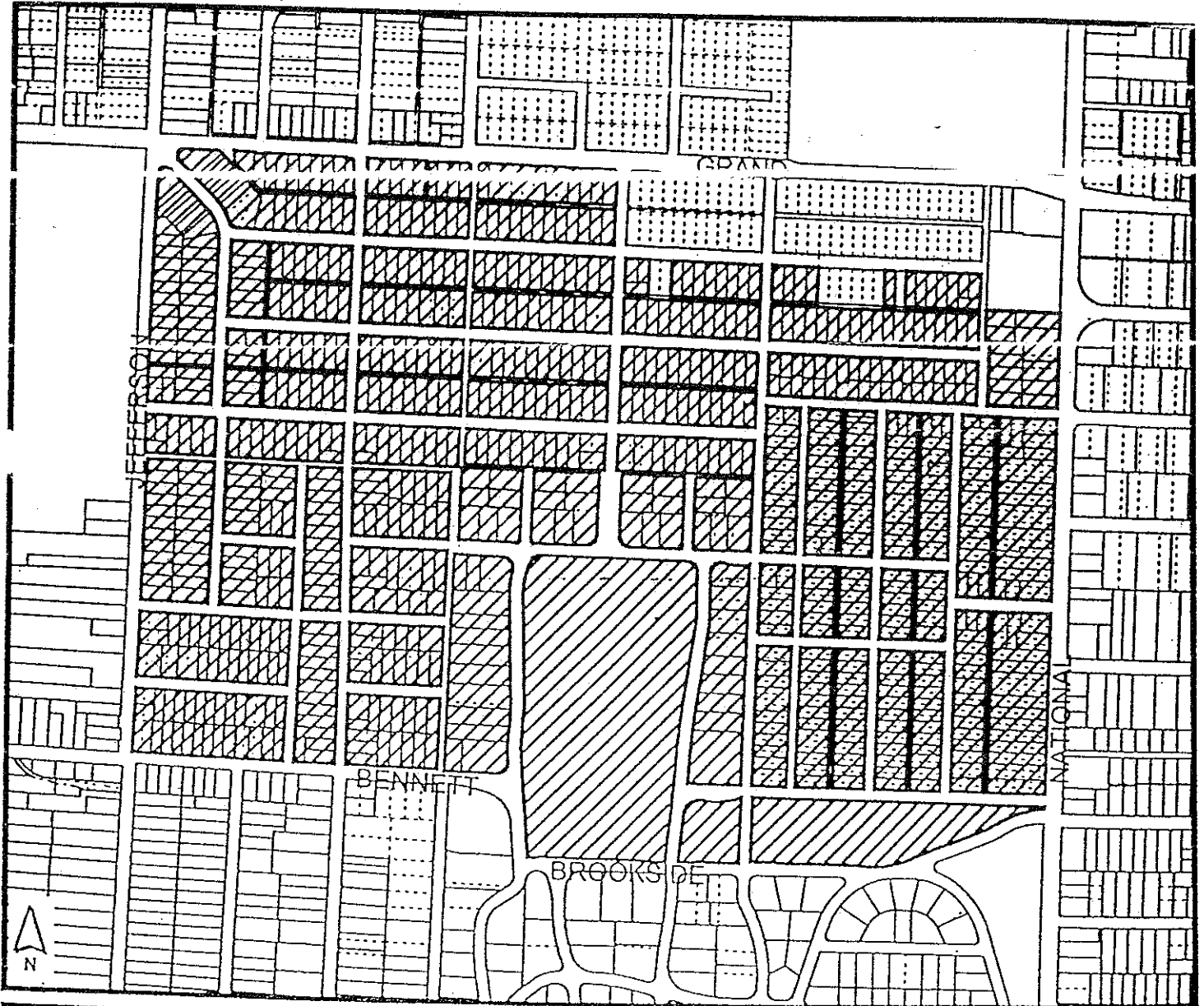
840 Boonville Avenue - Springfield, Missouri 65801

### Zoning Case Z-6-2001 (Amending Phelps Grove Urban Conservation District)

Location: 1000-1300 blocks S. National and Jefferson, 400-1100 blocks E. Grand and Bennett

Existing Zoning: UCD #4

#### LOCATION SKETCH



- Area of Proposal

700 0 700 Feet

D - Dwelling B - Business O - Office M - Manufacturing V - Vacant A - Agriculture